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Doc#: 1629149236 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/17/2016 01:31 PM Pg: 1 of 2

Dec ID 20161001665722
ST/CO Stamp 0-818-515-776 ST Tax \$325.00 CO Tax \$162.50
City Stamp 1-689-292-608 City Tax: \$3,412.50

**WARRANTY DEED
ILLINOIS STATUTORY
Individual to Individual**

THE GRANTOR, NICHOLAS FONG, married to YUE YANG, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to the GRANTEE, DANIELLE ALYSSA VERA, a single woman, of the City of Chicago, County of Cook, State of Illinois, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See attached "Exhibit A"

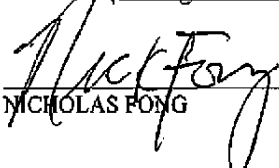
SUBJECT TO:

Covenants, conditions and restrictions of record, public and utility easements; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for the 2016 taxes and subsequent years; and

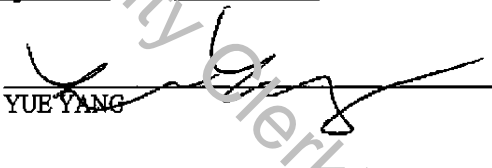
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 17-17-211-051-1159, 17-17-211-051-1546
Address(es) of Real Estate: 1040 W. Adams Street, Unit 365, Chicago, IL ~~60610~~ 60607

Dated this 29 Day of September, 2016



NICHOLAS FONG



YUE YANG

State of Illinois)
) ss
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY NICHOLAS FONG and YUE YANG, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 29th day of September, 2016



(Notary Public) Commission Expires 02/17/2020

This instrument was prepared by: Jeremy Bell, 2015 W. Fullerton Ave., Chicago, Illinois 60647
Mail To: Danielle Alyssa Vera, 1040 W. Adams Street, Unit 365, Chicago, IL ~~60610~~ 60607
Send Subsequent Tax Bills to: Danielle Alyssa Vera, 1040 W. Adams Street, Unit 365, Chicago, IL ~~60610~~ 60607

Handwritten: AMP All-2757

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Legal Description

UNIT 365 AND PARKING SPACE P-282 IN NO. TEN LOFTS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1:

LOTS 5 AND 6 IN ASSESSOR'S DIVISION OF BLOCK 13 IN CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO MAP RECORDED JULY 31, 1858 IN BOOK 143 OF MAPS, PAGE 85, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE WEST 60 FEET OF LOT 5 IN C.S. SHERMAN'S SUBDIVISION OF THE SOUTH 245 FEET OF THE EAST 189 FEET OF THE TWO TRACT OF LAND KNOWN AS BLOCK 6 IN DUNCAN'S ADDITION TO CHICAGO AND BLOCK 13 IN CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 30 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



PARCEL 3:


LOT 7 IN THE SUBDIVISION OF LOT 7 AND 5 FEET EAST AND ADJOINING IN ASSESSOR'S DIVISION OF BLOCK 13 IN CANAL TRUSTEES' SUBDIVISION, RECORDED AS DOCUMENT NUMBER 418347, AND ALL OF THE NORTH-SOUTH ALLEY LYING EAST OF AND ADJOINING SAID LOT 7 AND WEST OF THE WEST LINE OF LOT 5, EXTENDED SOUTH; ALSO THE TRIANGULAR PORTION OF SAID ALLEY AT THE NORTHWEST CORNER OF LOT 5 IN C.S. SHERMAN'S SUBDIVISION, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0605245107, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Property Address:

1040 W. Adams St Unit 365
Chicago, IL 60607

Pin: 17-17-211-051-1159 and 17-17-211-051-1546

REAL ESTATE TRANSFER TAX		14-Oct-2016
	COUNTY:	162.50
	ILLINOIS:	325.00
	TOTAL:	487.50
17-17-211-051-1159 20161001665722 0-818-515-776		

REAL ESTATE TRANSFER TAX		14-Oct-2016
	CHICAGO:	2,437.50
	CTA:	975.00
	TOTAL:	3,412.50 *
17-17-211-051-1159 20161001665722 1-689-292-608		

* Total does not include any applicable penalty or interest due.